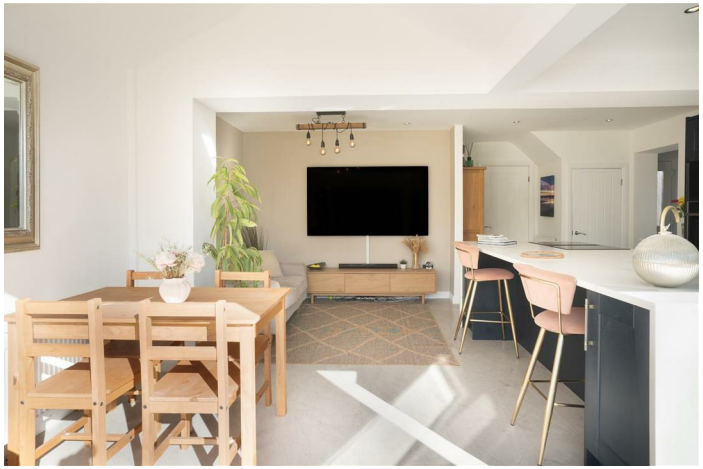


6 GASCOIGNE AVENUE

LEEDS, LS15 4LW

£440,000

FREEHOLD

CHAIN FREE | Are you in search of a spacious detached family residence located in the picturesque village of Barwick on a serene street?

MONROE

SELLERS OF THE FINEST HOMES

6 GASCOIGNE AVENUE

• Immaculate turn-key home in the heart of Barwick in Elmet • Brand new bespoke kitchen with quartz worktops and integrated appliances • Showstopping open-plan kitchen, dining and living space • Bi-fold doors opening onto the beautifully landscaped garden • Three generous bedrooms ideal for family living • Stylish family bathroom with separate bath and shower • Converted garden room/garage perfect as a gym or home office • Separate utility room and ground floor shower room for added practicality • Private landscaped garden with decking made for entertaining • Highly sought-after village location with excellent links to Leeds, York and Harrogate

Discover this immaculate, turn-key property nestled in the picturesque village of Barwick in Elmet. This charming detached three-bedroom family home radiates warmth and pride throughout. It boasts spacious living areas and a beautifully landscaped garden, along with a thoughtfully converted garden room.

As you step into the bright and airy entrance hallway, you'll be welcomed into a generous open-plan living, kitchen and dining area, which features a brand new kitchen. This custom-designed kitchen comes equipped with integrated appliances and sleek quartz countertops, including a Neff oven and microwave, an induction hob, and a Beko dishwasher, all complemented by bi folding doors leading out to the garden.

The downstairs area also offers a large formal living room, a utility room, and a conveniently located shower room.

Head upstairs to find three generously sized bedrooms and a beautifully appointed house bathroom, complete with both a bath and a separate shower.

Externally, this stunning home showcases a spacious paved driveway and a meticulously landscaped rear garden, featuring a delightful decking area that's perfect for family gatherings and entertaining guests.

Additionally, the converted garage includes a door and provides an ideal space for a gym or home office.

To arrange a viewing of this exceptional family home, don't hesitate to reach out to Monroe.

ENVIRONS

Barwick in Elmet is a highly sought-after village located just three miles from the A1, making it conveniently accessible for commuters to Leeds, York, and Harrogate. The village offers a variety of shops, schools, and facilities, with further amenities available in the nearby market town of Wetherby.

REASONS TO BUY

- Detached Family Home
- Fabulous Kitchen with Central Island and Separate Utility
- Three Spacious Bedrooms
- Converted Garage
- Landscaped Gardens with Decking
- Village Location

SERVICES

We are advised that the property has mains water, electricity, gas, and drainage.

LOCAL AUTHORITY

Leeds City Council

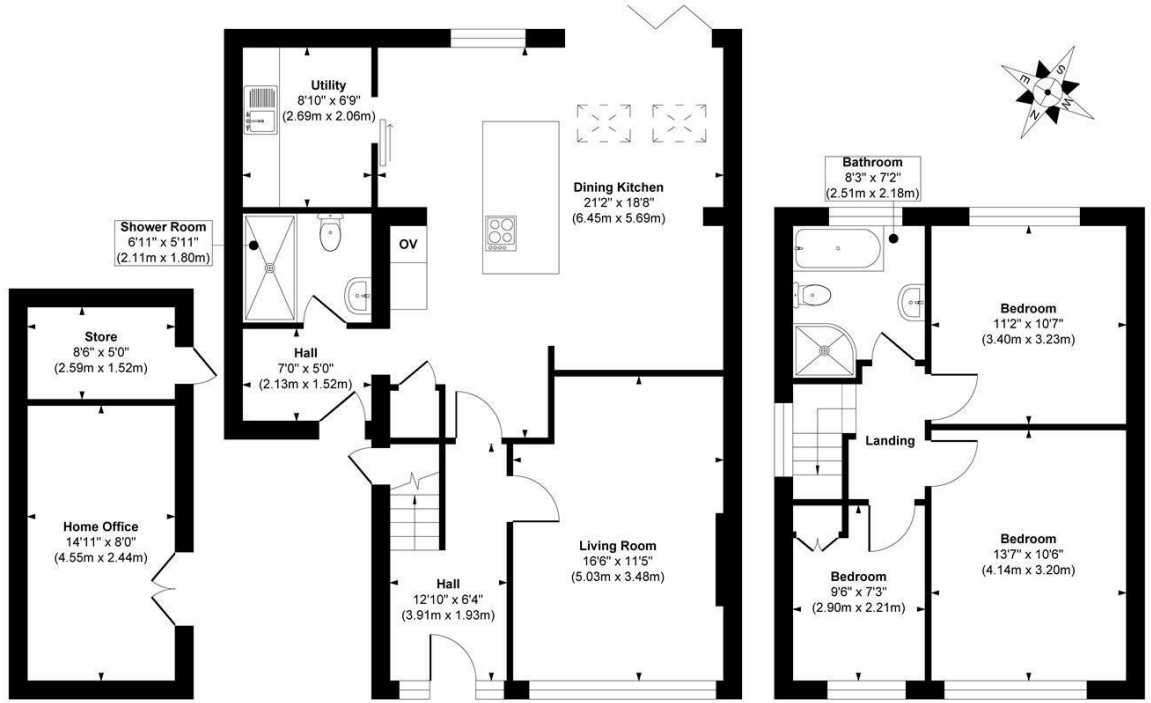
TENURE

We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents

6 GASCOIGNE AVENUE



Approx. Gross Internal Floor Area 1390 sq. ft / 129.13 sq. m (Including Outbuilding)

Illustration for identification purposes only, measurements are approximate, not to scale.

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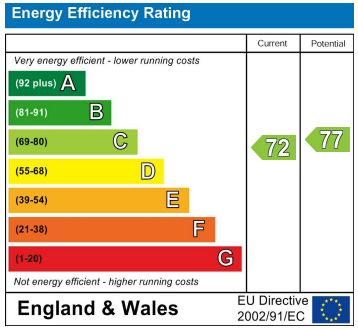

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Boston Spa Sales
186, High Street Boston Spa
Wetherby
LS23 6BT

01937 534755
bostonspa@monroeestateagents.com
www.monroeestateagents.com

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